



1 ASHURST COURT

London Road, Wheatley, Oxford OX33 1ER



DESCRIPTION

1 Ashurst Court is a semi-detached, single-story, self-contained office converted from a traditional building with open plan accommodation with glazed partitions, providing:

- Good natural lighting.
- Exposed walls and timbers.
- Perimeter trunking for data cabling.
- Gas central heating.
- Separate Kitchen and toilet facilities.
- Generous allocated and additional communal car parking.

ACCOMODATION

The property comprises a Net Internal Floor Area of **98.90 sq.m (1,065 sq.ft)** and benefits from a dedicated car park to the front of the unit with access to a generous overflow car park to the rear of the Ashurst Court site.

LOCATION

Ashurst Court is situated on London Road, Wheatley, just east of the Village and less than 1 mile from Junction 8a of the M40, and 5 miles from Oxford.

- ◆ Approximate distances via M40 north: Birmingham 75 miles; Banbury 27 miles and Bicester 14 miles. Via the M40 south: High Wycombe 19 miles and London 75 Miles. M40 junction 8/8a (1 mile)
- ◆ Oxford (6 miles)
- ◆ Thame (8 miles)

PUBLIC TRANSPORT

Railway Stations can be found at Oxford and Haddenham & Thame Parkway with a regular bus service between Oxford and Aylesbury (Arriva 280 service).

There is also a regular bus service (Bus 280 by Arriva) between Oxford and Aylesbury, stopping at Ashurst Court, Oxford Rail Station and City Centre, Headington, Wheatley, Thame and Haddenham, with a regular train service to Marylebone.

DIRECTIONS

Leave the M40 northbound at junction 8a, proceed straight over the mini-roundabout leaving the Motorway Service Area on your left. Head towards Oxford on the A418 and bear left over the bridge that crosses the A40 dual carriageway. Turn immediately right after crossing the bridge, signposted to Wheatley. Proceed towards Wheatley past the turning to Great Milton and Ashurst Court can be found immediately on the left hand side.

SERVICES

Mains water, gas and electricity are connected to the unit. Foul drainage is to a private system. Fibre optic high-speed broadband connected.

RENT

£26,625 per annum exclusive of VAT .

TERMS

The unit is available by way of a full repairing and insuring lease of negotiable terms for B1 office use or other use subject to planning. The premises is available for occupation from 1st January 2024 or earlier by negotiation.

SERVICE CHARGE

An Estate Service Charge is payable to cover communal areas. Further information is available on request, from the agents.

VAT

All terms quoted are exclusive of VAT where payable.

BUSINESS RATES

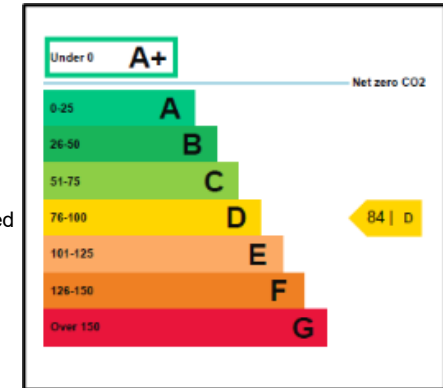
Rateable Value £14,250 (2023)

LEGAL COSTS

Each party is to be responsible for their own legal fees incurred with this transaction.

VIEWINGS

Strictly by appointment.
Please contact Simon Alden on (01235) 862888
or e-mail simon.alden@adkin.co.uk.



(Historical Photographs)

ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.



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Particulars: September 2023. Adkin File Reference: SPA/Ac/2000(A)

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